

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine 938-4966

Project Name: FAMCO Enterprises, Inc.

Case #: 15-R-01

Date: February 7, 2001

Comments:

A Notice of Proposed Construction or Alteration form must be filed with the FAA if any construction crane will exceed approximately 60 feet in height. Please contact me at the number listed above for the appropriate forms if it is determined that any construction cranes will exceed the above listed height.

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Division: Fire

Member: Albert Weber
761-5875

Project Name: FAMCO Enterprises Inc.

Case #: 15-R-01

Date:
2-2-01

Comments:

- 1) Flow test required for one of the existing hydrants serving this property.

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Division: Police

Member: Det.C.Cleary-Robitaille

Project Name: FAMCO Enterprises

Case #:15-R-01

Date: 1-31-01

Review Time:

Comments:

An intrusion detection system is recommended

Secondary security on all overhead doors is recommended.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
761-5913

Project Name: FAMCO Enterprises, Inc.

Case #: 15-R-01

Date: 2/1/01

Comments:

1. Label elevations north, south, east and west.
2. Provide a text narrative of proposed business operations in relation to the permitted uses allowed in the Commerce Center (CC) zoning districts.
3. The parking calculations and floor plans do not coincide in gross floor area of office and warehouse.
4. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
5. Dumpster enclosure shall comply with the setbacks of the zoning district in which it is located in accordance with section 47-19.4.
6. In accordance with section 47-21.10 landscape requirements for all zoned districts. Commerce Center requires the first one-half (1/2) of the required setback abutting the street shall be in landscaping and permanently maintained.
7. Additional comments maybe discussed at DRC meeting.

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Division: Plumbing

Member: Ted DeSmith
761-5232

Project Name: FAMCO Enterprises, Inc.

Case #: 15-R-01

Date: February 4, 2001

Comments:

1. Possible sewer and water impact fees. Unable to determine with the information provided.
2. Provide storm water calculations.
3. Provide 5' turning radius inside toilet rooms.

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SITE PLAN REVIEW AND COMMENT
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Division: Landscape

Member: Dave Gennaro
761-5200

Project Name: FAMCO Enterprises, Inc.

Case #: 15-R-01

Date: 2/7/01

Comments:

1. Verify the requirement that the first ½ of the required setback abutting the street is to be in landscape. This would indicate a 20' landscape R.O.W. buffer.
2. The minimum landscape area width of required peninsula tree islands is 8'.
3. Show any utilities (such as overhead powerlines) that would affect proposed planting on the Landscape Plan.
4. Indicate any existing trees or palms on site, adjacent R.O.W., or within 10' of the property line(if applicable). All Tree Preservation Ordinance requirements apply.

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Division: Planning

Member: Lois Udvardy
761-5862

Project Name: FAMCO

Case #: 15-R-01

Date: February 1, 2001

Comments:

1. Commerce Center (CC) zoning only permits warehouse when accessory to Radio, Television and Motion Picture Broadcast and Production Facilities, Light Manufacturing, Research and Development, and Wholesale Distribution Facilities.
2. This property is in Employment Center land use and storage is only permitted as an accessory use limited to less than fifty percent of the site.
3. Provide a narrative explaining use of building and business operation.
4. Linpro Lonestar Park, P.B. 124, P. 12, indicates, "This plat is restricted to 225,000 square feet of office use." According to Broward County Development Management Division, the plat amendment note that was approved in 1997 for this plat allowing for 143,200 S.F. of existing office, 122,000 S.F. of existing storage and 15,000 S.F. of proposed storage expired because the owner/applicant never recorded an agreement to amend the note on the plat. As existing development does not conform to the plat restriction which is "office only," a note amendment is required for any future development.
5. Parking calculations on site plan indicate office use is 51% (6,120 S.F.) and warehouse is 49% (5,880 S.F.) however floor plans for each building indicates office use amounts to approximately 600 S.F. for a total of approximately 1,800 S.F. not 6,120 S.F. as shown. Please explain.
6. Pursuant to ULDR Sec. 47-21.10.B.13., the first one-half (1/2) of the required setback abutting street shall be in landscaping and permanently maintained by the owner or occupant in such a manner as to provide a park-like setting.
7. Discuss sidewalks with Engineering representative.

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8. Discuss curbing driveway radii with Engineering representative.
9. Provide pedestrian connection between buildings.
10. Dumpster must be moved out of 15' setback.
11. Final DRC must be obtained within 90 days.
12. Additional comments may be forthcoming at DRC meeting.

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Division: Construction Services

Member: John R. Smith
761-5220

Project Name: FAMCO Enterprises, Inc.

Case #: 15-R-01

Date: February 13, 2001

Comments:

1. More details will be required for the accessibility issues before a building permit can be issued. Specifically an accessible route from the street and between all buildings.

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
761-5123/ph
761-5275/fax

Project Name: Famco Enterprises, Inc.

Case #: 15-R-01

Date: 2/7/01

Site Plan Comments:

1. Applicant shall obtain a Broward County Department of Planning and Environmental Protection (DPEP) Surface Water Management license and supportive calculations for the on-site paving and drainage design in compliance with the South Florida Water Management Design criteria. The BCDPEP license shall be applied for and design and calculations shall be prepared for review prior to issuance of a building or engineering permit.
2. Plans indicate sewer is served by City of Fort Lauderdale in this area. If so, easement and design may require revisions. Easements are to be contiguous with property line. It appears that sewer manhole easement has gaps between property line and easement. Additional clarification is needed as well as a survey sketch and description for easement prior to final DRC authorization.
3. Provide a photometric lighting design for site.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: FAMCO Enterprises, Inc.

Case #: 15-R-01

Date: February 13, 2001

Comments:

No apparent interference will result from this plan at this time.